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April 28, 2014

Frank Biba, AICP, LEED AP
Chief, Environmental Programs
City of Annapolis
Department of Neighborhood & Environmental Programs
145 Gorman Street, 3rd Floor
Annapolis, Maryland 21401

Re: Aris T. Allen Boulevard Residential/Rocky Gorge PUD
GRD14-0006, Forest Conservation Plan Review

Dear Mr. Biba:

McLaren Engineering Group respectfully submits the following responses to your review comments received via email, dated 4-10-2014, for the above referenced Grading Permit Plans and Application.

1. ***COMMENT:*** Pages 3-3 and 3-4 of the State Forest Conservation Technical Manual, Third Edition, 1997 (Manual) show the submittal requirements for a final FCP. Please submit all the required information including how trees adjacent to the LOD will be preserved. The limit of disturbance (LOD) will need to be staked. City staff, a Licensed Tree Care Expert and other consultants will need to walk the LOD to determine which trees will be preserved and how that will be done. The LOD may need to be adjusted. All required tree preservation measures as per the Manual (page 3-21 through 3-32), City code 17.09 and the site visit will need to be shown on the plans. Tree preservation measures may include, but not be limited to, root pruning, tree protection fencing, the use of filter logs instead of silt fence, and tree protection matting of a 6" layer of wood chips. Please indicate the demonstration referenced in item 4 page 3-6 of the Manual if areas listed under 1, 2, and 3 on page 3-5 and 3-6 of the Manual are within the proposed limits of disturbance.

RESPONSE: Notes have been placed on the plan, indicating that the LOD will need to be walked and that it may need to be adjusted. A site visit requirement is placed in the notes, as well as the tree preservation measures as per the Forest

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Conservation Manual and the City code 17.09. A note has also been put on the plans indicating the demonstration referenced in item 4, page 3-6 of the Manual.

2. *COMMENT: As per the Natural Resources Article 5-1607 (c) (2) (i), (ii), and (iii) please submit a variance for the removal of any tree, shrub, or plant identified on the list of rare, threatened, and endangered species of the U.S. Fish and Wildlife Service or Department, and tree 30" in diameter or greater of 75% of the diameter, measured at 4.5 feet above the ground, of the current State Champion Tree of that species. Please provide a compelling reason as to why a tree, shrub, or plant cannot be preserved.*

RESPONSE: A Variance Request letter is enclosed.

3. *COMMENT: Tree T95 will not require a variance for removal because it is less than 30" in diameter.*

RESPONSE: Noted. No response required.

4. *COMMENT: All tree protection fencing will need to be chain link fencing with round metal posts at least every 10'. Please revised the tree protection detail on sheet FCP-4.*

RESPONSE: The tree protection detail has been revised on sheet FCP-4 to show a chain link fence with round metal posts at least every 10' on center.

5. *COMMENT: Please revise the root pruning detail on sheet FCP-4. The detail is incorrect.*

RESPONSE: The root pruning detail has been revised on sheet FCP-4.

6. *COMMENT: Sheets L1 and L2 through L2.3:*
a. Please show all the proposed utilities on the plan (gas, water, sewer, electric, communication, etc). Numerous large canopy tree are proposed adjacent to proposed underground utilities. Please keep an appropriate distance between the proposed large canopy trees and the various proposed utilities. Please coordinate this issue with the City's Public Works Department.

RESPONSE: All of the wet utilities have been shown on the plans and there are appropriate distances between the proposed canopy trees and various proposed utilities.

The dry utilities have not been designed, but will be placed in the street, so as not to conflict with the proposed canopy trees.

- b. The large canopy trees proposed for the front yards of numerous lots may over time grow too close to the proposed houses. Please consider selecting more appropriate tree species for these locations.*

RESPONSE: The large canopy trees in the front yards of the lots on Sydney Circle have been revised to ornamental trees. The canopy trees along the main road, Yawl Road have been retained to provide a coherent streetscape.

- c. The trees shown adjacent to the proposed retaining walls are too close to this wall and on top of an electrical line. Please adjust the plans accordingly.*

RESPONSE: The trees along Yawl Road, adjacent to the proposed retaining wall have been moved to the bottom of the wall an appropriate distance away from the wall. There are no trees at the top of any wall which would interfere with the wall's structural integrity.

- d. Oak trees are much preferred over maple trees for the Central Green area.*

RESPONSE: Oak trees have been placed along the Central Green Area.

- e. The landscape key PRS is shown on the landscape plans but not on the plant list. Please address this issue.*

RESPONSE: The landscape key PRS (*Prunus sargentii*) has been added to the plant list.

- f. Please include a plant list for part 2. Sheet L2.0 shows a plant list for part 1 only.*

RESPONSE: A plant list for Part 2 has been added to the plans on Sheet L2.0.

- g. Please include quantities for all plant material on the plant list.*

RESPONSE: Plant quantities for Part 1 and Part 2 have been added to the plans on Sheet L2.0.

- h. In a March 31, 2006 memo from then Environmentalist Marisa Wittlinger to Chief of Current Planning Tom Smith the applicant was required to replant 385 replacement trees as per City Code 17.09. Please show how this planting requirement will be met.*

RESPONSE: A table indicating the Total Trees Provided has been added to Sheet L2.0.

The total trees provided is 385.

- i. All deciduous trees will need to be a minimum of 5' in height. Please adjust the plant list and sheet L2.1 accordingly.*

RESPONSE: The plant list and sheet L2.1 have been adjusted as recommended.

- j. Root pruning can be done only by a Licensed Tree Care Expert. Please include this on sheet L2.1 under Tree Protection Notes.*

RESPONSE: A note stating that Root pruning can only be performed by a Licensed Tree Care Expert has been added to Sheet 2.1, under Tree Protection Notes.

- k. The limit of disturbance (LOD) will need to be staked. City staff, a Licensed Tree Care Expert and other consultants will need to walk the LOD to determine which trees will be preserved and how that will be done. The LOD may need to be adjusted. All required tree preservation measures as per the Manual (page 3-21 through 3-32), City code 17.09 and the site visit will need to be shown on the plans. Tree preservation measures may include, but not be limited to, root pruning, tree protection fencing, the use of filter logs instead of silt fence, and tree protection matting or a 6" layer of wood chips.*

RESPONSE: This was addressed on the Forest Conservation Plan in note form on Sheet FCP-1.

- l. Please show on the plans where tree root barriers will be used.*

RESPONSE: The location of tree root barriers have been shown on the plans.

- m. Sheet L2.3 shows an incorrect root pruning detail. Please revise the detail.*

RESPONSE: The detail has been revised for root pruning on Sheet L2.3.

- n. Sheet L2.3 shows an incorrect tree protection detail. Please revise the detail.*

RESPONSE: The detail for tree protection fence has been revised on Sheet L2.3

Eight (8) copies of the revised plans have been submitted to the Dept. of Neighborhood & Environmental Programs. Note, this does not include possible Environmental, Planning & Zoning, Public Works or Stormwater Management plan review comments.

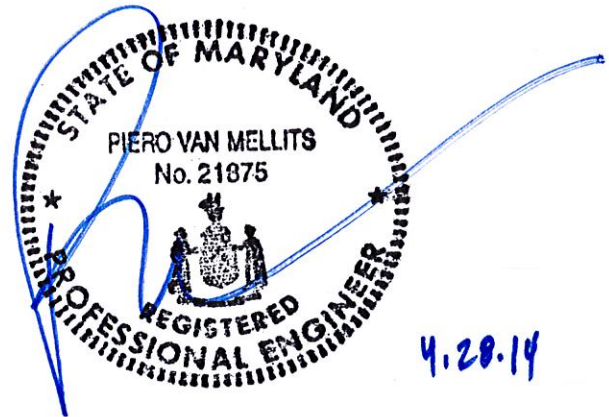
Thank you for your assistance, and if you have any questions or comments, please contact Pete Mellits at McLaren Engineering Group at 410-243-8787 or via e-mail at PMellits@MGMcLaren.com.

Very truly yours,

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Piero "Pete" V. Mellits, P.E., LEED AP
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